

**ARTICLE 18.00
LA GRANDE & ISLAND CITY
URBAN GROWTH AREA OVERLAY ZONE**

18.01 AUTHORIZATION FOR ADMINISTRATION

The City of La Grande Zoning Ordinance, No. 2573, Series 1979; Zoning Map, Series 1979; Subdivision Ordinance, No. 2572, Series 1979; and any subsequent revisions therein, are adopted by reference herein for administration of land use activities within the "La Grande Urban Growth Area," defined as the area of land between the corporate limits of the City of La Grande and the La Grande Urban Growth Boundary. The City of Island City Zoning Ordinance - Series 1984, Partition and Subdivision Ordinance Island City, Oregon - Ordinance No. 1-77, associated maps and any subsequent revisions therein, are adopted by reference herein for administration of land use activities within the "Island City Urban Growth Area". Union County and the cities of La Grande and Island City shall have joint input for land use decisions and actions affecting the Urban Growth Area. However, in order to promote consistency between City planning efforts and County land use decisions and actions affecting their Urban Growth Areas, Union County shall incorporate into its Land Use Plan that portion of the La Grande Comprehensive Land Use Plan and Island City Land Use Plan which address' the Urban Growth Areas.

18.02 PROCEDURES FOR PROCESSING LAND USE DECISIONS

1. County Planning Department shall refer to the City each request affecting the La Grande or Island City Urban Growth Area.
2. City will review all necessary planning requests affecting the La Grande/Island City Urban Growth Areas and send transmittals of proposed actions to the County Planning Department for review.
3. County Planning Director shall, within 10 days from the date of transmittal is sent from the City, make comments and recommendations regarding the proposed action.
4. After consideration of all comments and recommendations regarding the transmittal, City shall conduct plan reviews and hearings pursuant to City Ordinances.
5. If the planning request is substantially altered after review by the City, the revised request shall be transmitted to the County Planning Department for further comments and recommendations. A copy of the final action will be sent to the County Planning Department.

18.03 CITY SERVICES AND DEVELOPMENT STANDARDS

1. City may extend city services to any site at the expense of the affected property owners or service district, and to the development standards of the City.
2. For the purpose of this Ordinance, City services may include, but not be limited to, the following:
 - A. Water, sewer, street lighting, road maintenance, fire protection and sidewalks.

3. City services, when constructed to City standards, shall be maintained through one of the following options:
 - A. A cooperative agreement between City and County taking the form of a written agreement passed by resolution prior to approval of a final plat, or at any time, covering existing improvements or dedications.
 - B. A maintenance district established by the developer with the legal mechanism for the district to be presented to the City prior to the approval of the final plat.
 - C. Any other method of providing perpetual financing for maintenance services and improvements.

18.04 ANNEXATION

1. Annexation within the Urban Growth Area shall be in accordance with annexation procedures contained in Oregon Revised Statutes, City Ordinances, and Oregon Case Laws.
2. The City, upon annexation of portions of the Urban Growth Area, shall request jurisdiction and maintenance responsibility for public streets and roads under County maintenance at the time of annexation pursuant to Oregon Law. The City shall maintain all City services within the annexed area including street lighting and fire-police protection unless an agreement has been entered into with a special district.

18.05 APPEALS

Land use decisions of the City involving the Urban Growth Area shall be appealed to the Union County Court. Either jurisdiction wishing to challenge the validity of an action taken within the Urban Growth Area as being in compliance with the State Land Conservation and Development Commission's Goal for Land Use Planning may appeal that specific action to the Land Use Board of Appeals.